

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on Ways and Means to which was referred Senate Bill No.
3 127 entitled “An act relating to housing and housing development” respectfully
4 reports that it has considered the same and recommends that the proposal of
5 amendment as recommended by the Committee on General and Housing be
6 amended by striking out all after the enacting clause and inserting in lieu
7 thereof the following:

8 Sec. 1. 10 V.S.A. § 699 is amended to read:

9 § 699. VERMONT RENTAL HOUSING IMPROVEMENT PROGRAM

10 (a) Creation of Program.

11 * * *

12 (5)(A) The Department may cooperate with and subgrant funds to State
13 agencies and governmental subdivisions and public and private organizations
14 in order to carry out the purposes of this ~~subsection~~ section.

15 (B) Solely with regards to actions undertaken pursuant to this
16 subdivision (5), entities carrying out the provisions of this section, including
17 grantees, subgrantees, and contractors of the State, shall be exempt from the
18 provisions of 8 V.S.A. chapter 73 (licensed lenders, mortgage brokers,
19 mortgage loan originators, sales finance companies, and loan solicitation
20 companies).

21 * * *

1 (d) Program requirements applicable to grants and forgivable loans.

2 (1)(A) A grant or loan shall not exceed:

3 ~~(i) \$70,000.00 per unit, for rehabilitation or creation of an eligible~~
4 ~~rental housing unit meeting the applicable building accessibility requirements~~
5 ~~under the Vermont Access Rules; or~~

6 ~~(ii) \$50,000.00 per unit, for rehabilitation or creation of any other~~
7 ~~eligible rental housing unit. Up to an additional \$20,000.00 per unit may be~~
8 ~~made available for specific elements that collectively bring the unit to the~~
9 ~~visitable standard outlined in the rules adopted by the Vermont Access Board.~~

10 * * *

11 (e) Program requirements applicable to grants and five-year forgivable
12 loans. For a grant or five-year forgivable loan awarded through the Program,
13 the following requirements apply for a minimum period of five years:

14 (1) A landlord shall coordinate with nonprofit housing partners and local
15 ~~coordinated entry~~ homelessness service organizations approved by the
16 Department to identify potential tenants.

17 (2)(A) Except as provided in subdivision ~~(2)(B)~~ of this ~~subsection~~
18 subdivision (e)(2), a landlord shall lease the unit to a household that is:

19 (i) exiting homelessness, including any individual under 25 years
20 of age who secures housing through a master lease held by a youth service
21 provider on behalf of individuals under 25 years of age;

1 (ii) actively working with an immigrant or refugee resettlement
2 program; ~~or~~

3 (iii) composed of at least one individual with a disability who
4 receives or is eligible approved to receive Medicaid-funded ~~home and~~
5 ~~community-based home-~~ and community-based services or Social Security
6 Disability Insurance;

7 (iv) displaced due to a natural disaster; or

8 (v) with approval from the Department in writing, an organization
9 that will hold a master lease that explicitly states the unit will be used in
10 service of the populations described in this subsection (e).

11 * * *

12 (4)(A) A landlord may convert a grant to a forgivable loan upon
13 approval of the Department and the housing organization that approved the
14 grant.

15 (B) A landlord who converts a grant to a forgivable loan shall receive
16 a ~~10 percent~~ prorated credit for loan forgiveness for each year in which the
17 landlord participates in the Program.

18 (f) Requirements applicable to 10-year forgivable loans. For a 10-year
19 forgivable loan awarded through the Program, the following requirements
20 apply for a minimum period of 10 years:

1 ~~(1) A landlord shall coordinate with nonprofit housing partners and local~~
2 ~~coordinated entry organizations to identify potential tenants~~ The total cost of
3 ~~rent for the unit, including utilities not covered by rent payments, shall not~~
4 ~~exceed the applicable fair market rent established by the Department of~~
5 ~~Housing and Urban Development, except that a landlord may accept a housing~~
6 ~~voucher that exceeds fair market rent, if available.~~

7 ~~(2)(A) Except as provided in subdivision (2)(B) of this subsection (f), a~~
8 ~~landlord shall lease the unit to a household that is:~~

9 ~~(i) exiting homelessness, including any individual under 25 years~~
10 ~~of age who secures housing through a master lease held by a youth service~~
11 ~~provider on behalf of individuals under 25 years of age;~~

12 ~~(ii) actively working with an immigrant or refugee resettlement~~
13 ~~program; or~~

14 ~~(iii) composed of at least one individual with a disability who is~~
15 ~~eligible to receive Medicaid-funded home and community based services.~~

16 ~~(B) If, upon petition of the landlord, the Department or the housing~~
17 ~~organization that issued the grant determines that a household under~~
18 ~~subdivision (2)(A) of this subsection (f) is not available to lease the unit, then~~
19 ~~the landlord shall lease the unit:~~

20 ~~(i) to a household with an income equal to or less than 80 percent~~
21 ~~of area median income; or~~

1 ~~(ii) if such a household is unavailable, to another household with~~
2 ~~the approval of the Department or housing organization.~~

3 ~~(3)(A)~~ A landlord shall accept any housing vouchers that are available to
4 pay all, or a portion of, the tenant's rent and utilities.

5 ~~(B) If no housing voucher or federal or State subsidy is available, the~~
6 ~~cost of rent for the unit, including utilities not covered by rent payments, shall~~
7 ~~not exceed the applicable fair market rent established by the Department of~~
8 ~~Housing and Urban Development.~~

9 ~~(4)(3)~~ The Department shall forgive ~~40 percent of the~~ a prorated amount
10 of a forgivable loan for each year a landlord participates in the loan program.

11 (g) Minimum funding for grants and five-year forgivable loans.

12 (1) Annually, the Department shall establish a minimum allocation of
13 funding set aside to be used for five-year grants or forgivable loans to serve
14 eligible households pursuant to subsection (e) of this section. Remaining funds
15 may be used for either five-year grants or forgivable loans or 10-year
16 forgivable loans pursuant to subsection (f) of this section. The set aside shall
17 be a minimum of 30 percent of funds disbursed annually.

18 (2) The Department shall consult with the Agency of Human Services to
19 evaluate factors in establishing the amount of the set aside, including:

20 (A) the availability of housing vouchers;

21 (B) the current need for housing for eligible households;

1 financial assistance or awards to manufactured homeowners and manufactured
2 home park owners to improve existing homes, incentivize new slab placement
3 for prospective homeowners, and incentivize park improvements for infill of
4 more homes.

5 (b) The following projects are eligible for funding through the Program:

6 (1) The Department may award up to \$20,000.00 to owners of
7 manufactured housing communities to complete small-scale capital needs to
8 help infill vacant lots with homes, including disposal of abandoned homes, lot
9 grading and preparation, the siting and upgrading of electrical boxes,
10 enhancing E-911 safety issues, transporting homes out of flood zones, and
11 improving individual septic systems. Costs awarded under this subdivision
12 may also cover legal fees and marketing to help make it easier for home-
13 seekers to find vacant lots around the State.

14 (2) The Department may award funding to manufactured homeowners
15 for which the home is their primary residence to address habitability and
16 accessibility issues to bring the home into compliance with safe living
17 conditions.

18 (3) The Department may award up to \$15,000.00 per grant to a
19 homeowner to pay for a foundation or federal Department of Housing and
20 Urban Development-approved slab, site preparation, skirting, tie-downs, and
21 utility connections on vacant lots within a manufactured home community.

1 (c) The Department may adopt rules, policies, and guidelines to aid in
2 enacting the Program.

3 * * * Vermont Infrastructure Sustainability Fund * * *

4 Sec. 3. 24 V.S.A. chapter 119, subchapter 6 is amended to read:

5 Subchapter 6. Special Funds

6 * * *

7 § 4686. VERMONT INFRASTRUCTURE SUSTAINABILITY FUND

8 (a) Creation. There is created the Vermont Infrastructure Sustainability
9 Fund within the Vermont Bond Bank.

10 (b) Purpose. The purpose of the Fund is to provide capital to extend and
11 increase capacity of water and sewer service and other public infrastructure in
12 municipalities where lack of extension or capacity is a barrier to housing
13 development.

14 (c) Administration. The Vermont Bond Bank may administer the Fund in
15 coordination with and support from other State agencies, government
16 component parts, and quasi-governmental agencies.

17 (d) Program parameters.

18 (1) The Vermont Bond Bank, in consultation with the Department of
19 Housing and Community Development, shall develop program guidelines to
20 effectively implement the Fund.

1 (2) The program shall provide low-interest loans or purchase bonds
2 from municipalities to expand infrastructure capacity. Eligible activities
3 include:

4 (A) preliminary engineering and planning;

5 (B) engineering design and bid specifications;

6 (C) construction for municipal water and wastewater systems;

7 (D) transportation investments, including those required by municipal
8 regulation, the municipality’s official map, designation requirements, or other
9 planning or engineering identifying complete streets and transportation and
10 transit related improvements, including improvements to existing streets; and

11 (E) other eligible activities as determined by the guidelines produced
12 by the Vermont Bond Bank in consultation with the Department of Housing
13 and Community Development.

14 (e) Application requirements. Eligible project applications shall
15 demonstrate:

16 (1) the project will create reserve capacity necessary for new housing
17 unit development;

18 (2) the project has a direct link to housing unit production; and

19 (3) the municipality has a commitment to own and operate the project
20 throughout its useful life.

1 (f) Application criteria. In addition to any criteria developed in the
2 program guidelines, project applications shall be evaluated using the following
3 criteria:

4 (1) whether there is a direct connection to proposed or in-progress
5 housing development with demonstrable progress toward regional housing
6 targets;

7 (2) whether the project is an expansion of an existing system;

8 (3) the proximity to a designated area;

9 (4) the project readiness and estimated time until the need for financing;

10 (5) the demonstration of financing for project completion or completion
11 of a project component; and

12 (6) the relative need and capacity of the community.

13 (g) Award terms. The Vermont Bond Bank, in consultation with the
14 Department of Housing and Community Development, shall establish award
15 terms that may include:

16 (1) the maximum loan or bond amount;

17 (2) the maximum term of the loan or bond amount;

18 (3) the time by which amortization shall commence;

19 (4) the maximum interest rate;

20 (5) whether the loan is eligible for forgiveness and to what percentage or
21 amount;

(6) the necessary security for the loan or bond; and

(7) any additional covenants required to further secure the loan or bond.

(h) Revolving fund.

(1) Any funds repaid or returned from the Infrastructure Sustainability

Fund shall be deposited into the Fund and used to continue the program

established in this section.

(2) The Bank may use the funds in conjunction with other Bank

programs to accomplish the policy objectives outlined in this section.

* * * VHFA Rental Housing Revolving Loan Program * * *

Sec. 4. 2023 Acts and Resolves No. 47, Sec. 38 is amended to read:

Sec. 38. RENTAL HOUSING REVOLVING LOAN PROGRAM

(a) Creation; administration. The Vermont Housing Finance Agency shall

design and implement a Rental Housing Revolving Loan Program and shall

create and administer a revolving loan fund to provide subsidized loans for

rental housing developments that serve middle-income households.

(b) Loans; eligibility; criteria.

* * *

(7) The Agency shall use one or more legal mechanisms to ensure that:

(A) a subsidized unit remains affordable to a household earning the

applicable percent of area median income for the longer of:

- 1 (i) seven years; or
- 2 (ii) full repayment of the loan plus three years; and
- 3 (B) during the affordability period determined pursuant to
- 4 subdivision (A) of this subdivision (7), the annual increase in rent for a
- 5 subsidized unit does not exceed three percent or an amount otherwise
- 6 authorized by the Agency.

7 * * *

8 * * * Universal Design Study Committee * * *

9 Sec. 5. RESIDENTIAL UNIVERSAL DESIGN STANDARDS; STUDY

10 COMMITTEE; REPORT

11 (a) Creation. There is created the Residential Universal Design Study

12 Committee to explore implementation of statewide universal design standards

13 for all residential buildings.

14 (b) Membership. The Committee shall be composed of the following

15 members with preference for appointment of members with lived experience:

16 (1) one member of the House of Representatives, who shall be

17 appointed by the Speaker of the House;

18 (2) one member of the Senate, who shall be appointed by the Committee

19 on Committees;

20 (3) one member, appointed by the Vermont Builders and Remodelers

21 Association;

1 (4) one member, appointed by the Vermont Chapter of the American

2 Institute of Architects;

3 (5) the Director of Fire Safety or designee;

4 (6) one member of the Vermont Access Board, appointed by the Chair;

5 (7) one member, appointed by the Vermont Housing Finance Agency;

6 (8) one member, appointed by the Vermont Housing and Conservation

7 Board;

8 (9) one member, appointed by the Vermont Center for Independent

9 Living;

10 (10) one member, appointed by the Vermont Developmental Disabilities

11 Council;

12 (11) the Commissioner of Housing and Community Development or

13 designee;

14 (12) one member, appointed by the Vermont Leagues of Cities and

15 Towns;

16 (13) one member, appointed by the Vermont Assessors and Listers

17 Association;

18 (14) one member, appointed by the Vermont Association of Realtors;

19 (15) the Commissioner of Disabilities, Aging and Independent Living or

20 designee;

21 (16) one member, appointed by ADA Inspections Nationwide, LLC; and

1 (17) one member, appointed by the Associated General Contractors of
2 Vermont.

3 (c) Powers and duties. The Committee shall study the development and
4 implementation of statewide universal design standards for residential
5 buildings, including identification and analysis of the following issues:

6 (1) existing federal and state laws regarding the Americans with
7 Disabilities Act, 42 U.S.C. §§ 12101–12213, standards and building codes;

8 (2) existing federal, state, and international best practices and standards
9 addressing accessibility and adaptability characteristics of single-family and
10 multiunit buildings;

11 (3) opportunities and challenges for supporting the residential building
12 industry in meeting universal design standards, including considerations of
13 workforce education and training;

14 (4) cost benefits and impacts of adopting a universal design standard for
15 residential buildings;

16 (5) opportunities and challenges with enforcement of identified
17 standards; and

18 (6) impacts to the valuation and financing of impacted buildings.

19 (d) Assistance. The Committee shall have the administrative, technical,
20 and legal assistance of the Department of Housing and Community
21 Development.

1 (e) Report. On or before November 1, 2025, the Committee shall submit a
2 written report to the House Committee on General and Housing and the Senate
3 Committee on Economic Development, Housing and General Affairs with its
4 findings and any recommendations for legislative action.

5 (f) Meetings.

6 (1) The member of the House of Representatives shall call the first
7 meeting of the Committee to occur on or before June 1, 2025.

8 (2) The Committee shall select a chair from among its members at the
9 first meeting.

10 (3) A majority of the membership shall constitute a quorum.

11 (4) The Committee shall cease to exist on December 1, 2025.

12 (g)(1) Compensation and reimbursement. For attendance at meetings
13 during adjournment of the General Assembly, a legislative member of the
14 Committee serving in the member's capacity as a legislator shall be entitled to
15 per diem compensation and reimbursement of expenses pursuant to 2 V.S.A.
16 § 23 for not more than six meetings. These payments shall be made from
17 monies appropriated to the General Assembly.

18 (2) Members of the Committee who are not otherwise compensated for
19 their time shall be entitled to per diem compensation as permitted under
20 32 V.S.A. § 1010 for not more than six meetings. These payments shall be

1 made from monies appropriated to the Department of Housing and Community
2 Development for that purpose.

3 (h) Intent to appropriate. Notwithstanding subdivision (g)(2) of this
4 section, per diems for the cost of attending meetings shall only be available in
5 the event an appropriation is made in fiscal year 2026 from the General Fund
6 to the Department of Housing and Community Development for that purpose.

7 * * * Housing and Residential Services Planning Committee * * *

8 Sec. 6. STATE HOUSING AND RESIDENTIAL SERVICES PLANNING
9 COMMITTEE; REPORT

10 (a) Creation. There is created the State Housing and Residential Services
11 Planning Committee to generate a State plan to develop housing for individuals
12 with developmental disabilities.

13 (b) Membership. The Committee shall be composed of the following
14 members:

15 (1) one current member of the House of Representatives, who shall be
16 appointed by the Speaker of the House;

17 (2) one current member of the Senate, who shall be appointed by the
18 Committee on Committees;

19 (3) the Secretary of Human Services or designee;

20 (4) the Commissioner of Disabilities, Aging, and Independent Living or
21 designee;

1 (5) the Commissioner of Housing and Community Development or
2 designee;

3 (6) the State Treasurer or designee;

4 (7) one member, appointed by the Developmental Disabilities Housing
5 Initiative;

6 (8) the Executive Director of the Vermont Developmental Disabilities
7 Council;

8 (9) one member, appointed by Green Mountain Self-Advocates;

9 (10) one member, appointed by Vermont Care Partners;

10 (11) one member, appointed by the Vermont Housing and Conservation
11 Board; and

12 (12) one member, appointed by the Associated General Contractors of
13 Vermont.

14 (c) Powers and duties. The Committee shall create an actionable plan to
15 develop housing for individuals with developmental disabilities that reflects
16 the diversity of needs expressed by those individuals and their families,
17 including individuals with high-support needs who require 24-hour care and
18 those with specific communication needs. The plan shall include:

19 (1) a schedule for the creation of at least 600 additional units of service-
20 supported housing;

1 (2) the number and description of the support needs of individuals with
2 developmental disabilities anticipated to be served annually;

3 (3) anticipated funding needs; and

4 (4) recommendations for changes in State laws or policies that are
5 obstacles to the development of housing needed by individuals with Medicaid-
6 funded home-and community-based services.

7 (d) Assistance.

8 (1) The Committee shall have the administrative, technical, and legal
9 assistance of the Department of Housing and Community Development.

10 (2) Upon request of the Committee, the Department of Disabilities,
11 Aging, and Independent Living shall provide an analysis of the current state of
12 housing in Vermont for individuals with development disabilities and, to the
13 extent available, an analysis of the level of community support needed for
14 these individuals.

15 (e) Report. On or before November 15, 2025, the Committee shall submit
16 a written report to the House Committees on General and Housing and on
17 Human Services and the Senate Committees on Economic Development,
18 Housing and General Affairs and on Health and Welfare with its findings and
19 any recommendations for legislative action.

20 (f) Meetings.

1 (1) The Secretary of Human Services shall call the first meeting of the
2 Committee to occur on or before July 15, 2025.

3 (2) The Committee shall select a chair from among its members at the
4 first meeting.

5 (3) A majority of the membership shall constitute a quorum.

6 (4) The Committee shall cease to exist on November 30, 2025.

7 (g)(1) Compensation and reimbursement. For attendance at meetings
8 during adjournment of the General Assembly, a legislative member of the
9 Committee serving in the member’s capacity as a legislator shall be entitled to
10 per diem compensation and reimbursement of expenses pursuant to 2 V.S.A.
11 § 23 for not more than six meetings. These payments shall be made from
12 monies appropriated to the General Assembly.

13 (2) Members of the Committee who are not otherwise compensated for
14 their time shall be entitled to per diem compensation as permitted under
15 32 V.S.A. § 1010 for not more than six meetings. These payments shall be
16 made from monies appropriated to the Department of Housing and Community
17 Development for that purpose.

18 (h) Intent to appropriate. Notwithstanding subsection (g)(2) of this section,
19 per diems for the cost of attending meetings shall only be available in the event
20 an appropriation is made in fiscal year 2026 from the General Fund to the
21 Department of Housing and Community Development for that purpose.

* * * Tax Department Housing Data Access * * *

Sec. 7. 32 V.S.A. § 5404 is amended to read:

§ 5404. DETERMINATION OF EDUCATION PROPERTY TAX GRAND LIST

* * *

(b) Annually, on or before August 15, the clerk of a municipality, or the supervisor of an unorganized town or gore, shall transmit to the Director in an electronic or other format as prescribed by the Director: education and municipal grand list data, including exemption information and grand list abstracts; tax rates; an extract of the assessor database also referred to as a Computer Assisted Mass Appraisal (CAMA) system or Computer Assisted Mass Appraisal database; and the total amount of taxes assessed in the town or unorganized town or gore. The data transmitted shall identify each parcel by a parcel identification number assigned under a numbering system prescribed by the Director. Municipalities may continue to use existing numbering systems in addition to, but not in substitution for, the parcel identification system prescribed by the Director. If changes or additions to the grand list are made by the listers or other officials authorized to do so after such abstract has been so transmitted, such clerks shall forthwith certify the same to the Director.

* * *

* * * Landlord Certificate * * *

1 Sec. 8. REPEAL; ACT 181 PROSPECTIVE LANDLORD CERTIFICATE
2 CHANGES

3 2024 Acts and Resolves No. 181, Secs. 98 (landlord certificate
4 amendments) and 114(5) (effective date of landlord certificate amendments)
5 are repealed.

6 Sec. 9. 32 V.S.A. § 6069 is amended to read:

7 § 6069. LANDLORD CERTIFICATE

8 * * *

9 (b) The owner of each rental property shall, on or before January 31 of each
10 year, furnish a certificate of rent to the Department of Taxes.

11 (c) A certificate under this section shall be in a form prescribed by the
12 Commissioner and shall include the following:

- 13 (1) the name of ~~the~~ each renter;
14 (2) the address and ~~any property tax parcel identification number of the~~
15 ~~homestead, the information required under subsection (f) of this section, the~~
16 School Property Account Number of the rental property;
17 (3) the name of the owner or landlord of the rental property;
18 (4) the phone number, email address, and mailing address of the owner
19 or landlord of the rental property, as available;
20 (5) the type or types of rental units on the rental property;
21 (6) the number of rental units on the rental property;

(7) the number of ADA-accessible units on the rental property; and

(8) any additional information that the Commissioner determines is

appropriate.

* * *

~~(f) Annually on or before October 31, the Department shall prepare and make available to a member of the public upon request a database in the form of a sortable spreadsheet that contains the following information for each rental unit for which the Department received a certificate pursuant to this section:~~

~~(1) name of owner or landlord;~~

~~(2) mailing address of landlord;~~

~~(3) location of rental unit;~~

~~(4) type of rental unit;~~

~~(5) number of units in building; and~~

~~(6) School Property Account Number: Annually on or before December~~
15, the Department shall submit a report on the aggregated data collected under
this section to the House Committee on General and Housing and the Senate
Committee on Economic Development, Housing and General Affairs.

* * * Land Bank Report * * *

Sec. 10. DHCD LAND BANK REPORT

(a) On or before November 1, 2025, the Department of Housing and Community Development shall issue a report to the House Committee on

1 General and Housing and the Senate Committee on Economic Development,
2 Housing and General Affairs outlining a legal framework for implementation
3 of a State land bank. The report shall include proposed legislative language
4 specific to:

5 (1) the creation of a statewide land bank;
6 (2) the authorization of regional or municipal land banks; and
7 (3) the identification of funding proposals to support the sustainability
8 of each separate model.

9 (b) The report shall include an analysis on which option, the creation of a
10 statewide land bank or the authorization of regional or municipal land banks,
11 best serves the interest of Vermont communities, including rural communities.

12 * * * Housing and Public Accommodations Protections * * *

13 Sec. 11. 9 V.S.A. § 4456a is amended to read:

14 § 4456a. RESIDENTIAL RENTAL APPLICATION ~~FEES; PROHIBITED~~

15 (a) A landlord or a landlord's agent shall not charge an application fee to
16 any individual in order to apply to enter into a rental agreement for a
17 residential dwelling unit. This ~~section~~ subsection shall not be construed to
18 prohibit a person from charging a fee to a person in order to apply to rent
19 commercial or nonresidential property.

20 (b)(1) In order to conduct a background or credit check, a landlord shall
21 accept any of the following:

1 sex, sexual orientation, gender identity, age, marital status, religious creed,
2 color, national origin, citizenship, immigration status, or disability, or because
3 the person intends to occupy a dwelling with one or more minor children, or
4 because the person is a recipient of public assistance, or because the person is a
5 victim of abuse, sexual assault, or stalking.

6 * * *

7 Sec. 13. 9 V.S.A. § 4502 is amended to read:

8 § 4502. PUBLIC ACCOMMODATIONS

9 (a) An owner or operator of a place of public accommodation or an agent
10 or employee of such owner or operator shall not, because of the race, creed,
11 color, national origin, citizenship, immigration status, marital status, sex,
12 sexual orientation, or gender identity of any person, refuse, withhold from, or
13 deny to that person any of the accommodations, advantages, facilities, and
14 privileges of the place of public accommodation.

15 * * *

16 Sec. 14. 9 V.S.A. § 4503 is amended to read:

17 § 4503. UNFAIR HOUSING PRACTICES

18 (a) It shall be unlawful for any person:

19 (1) To refuse to sell or rent, or refuse to negotiate for the sale or rental
20 of, or otherwise make unavailable or deny, a dwelling or other real estate to
21 any person because of the race, sex, sexual orientation, gender identity, age,

1 marital status, religious creed, color, national origin, citizenship, immigration
2 status, or disability of a person, or because a person intends to occupy a
3 dwelling with one or more minor children, or because a person is a recipient of
4 public assistance, or because a person is a victim of abuse, sexual assault, or
5 stalking.

6 (2) To discriminate against, or to harass, any person in the terms,
7 conditions, privileges, and protections of the sale or rental of a dwelling or
8 other real estate, or in the provision of services or facilities in connection with
9 a dwelling or other real estate, because of the race, sex, sexual orientation,
10 gender identity, age, marital status, religious creed, color, national origin,
11 citizenship, immigration status, or disability of a person, or because a person
12 intends to occupy a dwelling with one or more minor children, or because a
13 person is a recipient of public assistance, or because a person is a victim of
14 abuse, sexual assault, or stalking.

15 (3) To make, print, or publish, or cause to be made, printed, or published
16 any notice, statement, or advertisement, with respect to the sale or rental of a
17 dwelling or other real estate that indicates any preference, limitation, or
18 discrimination based on race, sex, sexual orientation, gender identity, age,
19 marital status, religious creed, color, national origin, citizenship, immigration
20 status, or disability of a person, or because a person intends to occupy a
21 dwelling with one or more minor children, or because a person is a recipient of

1 public assistance, or because a person is a victim of abuse, sexual assault, or
2 stalking.

3 (4) To represent to any person because of the race, sex, sexual
4 orientation, gender identity, age, marital status, religious creed, color, national
5 origin, citizenship, immigration status, or disability of a person, or because a
6 person intends to occupy a dwelling with one or more minor children, or
7 because a person is a recipient of public assistance, or because a person is a
8 victim of abuse, sexual assault, or stalking, that any dwelling or other real
9 estate is not available for inspection, sale, or rental when the dwelling or real
10 estate is in fact so available.

11 * * *

12 (6) To discriminate against any person in the making or purchasing of
13 loans or providing other financial assistance for real-estate-related transactions
14 or in the selling, brokering, or appraising of residential real property, because
15 of the race, sex, sexual orientation, gender identity, age, marital status,
16 religious creed, color, national origin, citizenship, immigration status, or
17 disability of a person, or because a person intends to occupy a dwelling with
18 one or more minor children, or because a person is a recipient of public
19 assistance, or because a person is a victim of abuse, sexual assault, or stalking.

20 (7) To engage in blockbusting practices, for profit, which may include
21 inducing or attempting to induce a person to sell or rent a dwelling by

1 representations regarding the entry into the neighborhood of a person or
2 persons of a particular race, sex, sexual orientation, gender identity, age,
3 marital status, religious creed, color, national origin, citizenship, immigration
4 status, or disability of a person, or because a person intends to occupy a
5 dwelling with one or more minor children, or because a person is a recipient of
6 public assistance, or because a person is a victim of abuse, sexual assault, or
7 stalking.

8 (8) To deny any person access to or membership or participation in any
9 multiple listing service, real estate brokers' organization, or other service,
10 organization, or facility relating to the business of selling or renting dwellings,
11 or to discriminate against any person in the terms or conditions of such access,
12 membership, or participation, on account of race, sex, sexual orientation,
13 gender identity, age, marital status, religious creed, color, national origin,
14 citizenship, immigration status, or disability of a person, or because a person is
15 a recipient of public assistance, or because a person is a victim of abuse, sexual
16 assault, or stalking.

17 * * *

18 (12) To discriminate in land use decisions or in the permitting of
19 housing because of race, sex, sexual orientation, gender identity, age, marital
20 status, religious creed, color, national origin, citizenship, immigration status,
21 disability, the presence of one or more minor children, income, or because of

1 the receipt of public assistance, or because a person is a victim of abuse, sexual
2 assault, or stalking, except as otherwise provided by law.

3 * * *

4 (d) If required by federal law, the verification of immigration status or
5 differential treatment on the basis of citizenship or immigration status shall not
6 constitute a violation of subsection (a) of this section with respect to the sale
7 and rental of dwellings.

8 (e) For purposes of subdivision (a)(6) of this section, it shall not constitute
9 unlawful discrimination for a lender to consider a credit applicant's
10 immigration status to the extent such status has bearing on the lender's rights
11 and remedies regarding loan repayment and further provided such
12 consideration is consistent with any applicable federal law or regulation.

13 * * * Housing Appeals * * *

14 Sec. 15. 10 V.S.A. § 8502 is amended to read:

15 § 8502. DEFINITIONS

16 As used in this chapter:

17 * * *

18 (7) "Person aggrieved" means a person who alleges an injury to a
19 particularized interest protected by the provisions of law listed in section 8503
20 of this title, attributable to an act or decision by a district coordinator, District
21 Commission, the Secretary, an appropriate municipal panel, or the

1 Environmental Division that can be redressed by the Environmental Division
2 or the Supreme Court.

3 * * *

4 Sec. 16. 10 V.S.A. § 8504 is amended to read:

5 § 8504. APPEALS TO THE ENVIRONMENTAL DIVISION

6 * * *

7 (b) Planning and zoning chapter appeals.

8 (1) Within 30 days of the date of the act or decision, an interested
9 person, as defined in 24 V.S.A. § 4465, or a person aggrieved, who has
10 participated as defined in 24 V.S.A. § 4471 in the municipal regulatory
11 proceeding under that chapter may appeal to the Environmental Division an act
12 or decision made under that chapter by a board of adjustment, a planning
13 commission, or a development review board; provided, however, that decisions
14 of a development review board under 24 V.S.A. § 4420 with respect to local
15 Act 250 review of municipal impacts are not subject to appeal but shall serve
16 as presumptions under chapter 151 of this title.

17 * * *

18 (h) De novo hearing. The Environmental Division, applying the
19 substantive standards that were applicable before the tribunal appealed from,
20 shall hold a de novo hearing on those issues that have been appealed, ~~except~~,
21 For a municipal land use permit application for a housing development, if the

1 appeal is of a denial, the Environmental Division shall determine if the
2 application is consistent with the municipal bylaw or land use regulation that
3 directly affects the property or if the appeal is of an approval, if the application
4 is inconsistent with the municipal bylaw or land use regulation that directly
5 affects the property. It shall not be de novo in the case of:

6 (1) a decision being appealed on the record pursuant to 24 V.S.A.
7 chapter 117; or

8 (2) a decision of the Commissioner of Forests, Parks and Recreation
9 under section 2625 of this title being appealed on the record, in which case the
10 court shall affirm the decision, unless it finds that the Commissioner did not
11 have reasonable grounds on which to base the decision.

12 * * *

13 (k) Limitations on appeals. Notwithstanding any other provision of this
14 section:

15 (1) there shall be no appeal from a District Commission decision when
16 the Commission has issued a permit and no hearing was requested or held, or
17 no motion to alter was filed following the issuance of an administrative
18 amendment;

19 (2) a municipal decision regarding whether a particular application
20 qualifies for a recorded hearing under 24 V.S.A. § 4471(b) shall not be subject
21 to appeal;

(3) if a District Commission issues a partial decision under subsection 6086(b) of this title, any appeal of that decision must be taken within 30 days following the date of that decision; ~~and~~

(4) it shall be the goal of the Environmental Division to issue a decision on a case regarding an appeal of an appropriate municipal panel decision under 24 V.S.A. chapter 117 within 90 days following the close of the hearing; and

(5) except for cases the court considers of greater importance, appeals of an appropriate municipal panel decision under 24 V.S.A. chapter 117 involving housing development take precedence on the docket over other cases and shall be assigned for hearing and trial or for argument accordingly.

* * *

Sec. 17. 24 V.S.A. § 4465 is amended to read:

§ 4465. APPEALS OF DECISIONS OF THE ADMINISTRATIVE OFFICER

* * *

(b) As used in this chapter, an “interested person” means any one of the following:

(1) A person owning title to property, or a municipality or solid waste management district empowered to condemn it or an interest in it, affected by a bylaw, who alleges that the bylaw imposes on the property unreasonable or inappropriate restrictions of present or potential use under the particular circumstances of the case.

1 (2) The municipality that has a plan or a bylaw at issue in an appeal
2 brought under this chapter or any municipality that adjoins that municipality.

3 ~~(3) A person owning or occupying property in the immediate~~
4 ~~neighborhood of a property that is the subject of any decision or act taken~~
5 ~~under this chapter, who can demonstrate a physical or environmental impact on~~
6 ~~the person's interest under the criteria reviewed, and who alleges that the~~
7 ~~decision or act, if confirmed, will not be in accord with the policies, purposes,~~
8 ~~or terms of the plan or bylaw of that municipality.~~

9 ~~(4) Any 20 persons who may be any combination of voters, residents, or~~
10 ~~real property owners within a municipality listed in subdivision (2) of this~~
11 ~~subsection who, by signed petition to the appropriate municipal panel of a~~
12 ~~municipality, the plan or a bylaw of which is at issue in any appeal brought~~
13 ~~under this title, allege that any relief requested by a person under this title, if~~
14 ~~granted, will not be in accord with the policies, purposes, or terms of the plan~~
15 ~~or bylaw of that municipality. This petition to the appropriate municipal panel~~
16 ~~must designate one person to serve as the representative of the petitioners~~
17 ~~regarding all matters related to the appeal. For purposes of this subdivision, an~~
18 ~~appeal shall not include the character of the area affected if the project has a~~
19 ~~residential component that includes affordable housing.~~

20 ~~(5) Any department and administrative subdivision of this State owning~~
21 ~~property or any interest in property within a municipality listed in subdivision~~

(2) of this subsection, and the Agency of Commerce and Community
Development of this State.

* * *

Sec. 18. 24 V.S.A. § 4441 is amended to read:

§ 4441. PREPARATION OF BYLAWS AND REGULATORY TOOLS;
AMENDMENT OR REPEAL

* * *

(i) Notwithstanding this section and any other law to the contrary, for
bylaw amendments that are required to comply with amendments to this
chapter, no hearings are required to be held on the bylaw amendments.

* * * LURB Study * * *

Sec. 19. 2024 Acts and Resolves No. 181, Sec. 11a is amended to read:

Sec. 11a. ACT 250 APPEALS STUDY

(a) On or before ~~January 15, 2026~~ November 15, 2025, the Land Use
Review Board shall issue a report evaluating whether to transfer appeals of
permit decisions and jurisdictional opinions issued pursuant to 10 V.S.A.
chapter 151 to the Land Use Review Board or whether they should remain at
the Environmental Division of the Superior Court. The Board shall convene a
stakeholder group that at a minimum shall be composed of a representative of
environmental interests, attorneys that practice environmental and
development law in Vermont, the Vermont League of Cities and Towns, the

1 Vermont Association of Planning and Development Agencies, the Vermont
2 Chamber of Commerce, the Land Access and Opportunity Board, the Office of
3 Racial Equity, the Vermont Association of Realtors, a representative of ~~non-~~
4 ~~profit~~ nonprofit housing development interests, a representative of for-profit
5 housing development interests, a representative of commercial development
6 interests, an engineer with experience in development, the Agency of
7 Commerce and Community Development, and the Agency of Natural
8 Resources in preparing the report. The Board shall provide notice of the
9 stakeholder meetings on its website and each meeting shall provide time for
10 public comment.

11 (b) The report shall at minimum recommend:

12 (1) whether to allow consolidation of appeals at the Board, or with the
13 Environmental Division of the Superior Court, and how, including what
14 resources the Board would need, if transferred to the Board, appeals of permit
15 decisions issued under 24 V.S.A. chapter 117 and the Agency of Natural
16 Resources can be consolidated with Act 250 appeals;

17 (2) how to prioritize and expedite the adjudication of appeals related to
18 housing projects, including the use of hearing officers to expedite appeals and
19 the setting of timelines for processing of housing appeals;

20 (3) procedural rules to govern the Board's administration of Act 250 and
21 the adjudication of appeals of Act 250 decisions. These rules shall include

1 procedures to create a firewall and eliminate any potential for conflicts with
2 the Board managing appeals and issuing permit decisions and jurisdictional
3 opinions; and

4 (4) other actions the Board should take to promote the efficient and
5 effective adjudication of appeals, including any procedural improvements to
6 the Act 250 permitting process and jurisdictional opinion appeals.

7 (c) The report shall be submitted to the Senate Committees on Economic
8 Development, Housing and General Affairs and on Natural Resources and
9 Energy and the House Committee on Environment ~~and Energy~~.

10 * * * Brownfields * * *

11 Sec. 20. 10 V.S.A. § 6604c is amended to read:

12 § 6604c. MANAGEMENT OF DEVELOPMENT SOILS

13 (a) Management of development soils. Notwithstanding any other
14 requirements of this chapter to the contrary, development soils may be
15 managed at a location permitted pursuant to an insignificant waste event
16 approval authorization issued pursuant to the Solid Waste Management Rules
17 that contains, at a minimum, the following:

18 (1) the development soils are generated from a hazardous materials site
19 managed pursuant to a corrective action plan or a soil management plan
20 approved by the Secretary;

(2) the development soils have been tested for arsenic, lead, and polyaromatic hydrocarbons pursuant to a monitoring plan approved by the Secretary that ensures that the soils do not leach above groundwater enforcement standards;

(3) the location where the soils are managed is appropriate for the amount and type of material being managed;

(4) the soils are capped in a manner approved by the Secretary;

(5) any activity that may disturb the development soils at the permitted location shall be conducted pursuant to a soil management plan approved by the Secretary; and

(6) the permittee files a record notice of where the soils are managed in
the land records.

* * *

Sec. 21. REPORT ON THE STATUS OF MANAGEMENT OF DEVELOPMENT SOILS

(a) As part of the biennial report to the House Committee on Environment and the Senate Committee on Natural Resources and Energy under 10 V.S.A. § 6604(c), the Secretary of Natural Resources shall report on the status of the management of development soils in the State under 10 V.S.A. § 6604c. The report shall include:

1 (1) the number of insignificant waste event approval authorizations
2 issued by the Secretary in the previous two years for the management of
3 development soils;

4 (2) the number of certified categorical solid waste facilities operating in
5 the State for the management of development soils;

6 (3) a summary of how the majority of development soils in the State are
7 being managed;

8 (4) an estimate of the cost to manage development soils, depending on
9 management method; and

10 (5) any additional information the Secretary determines relevant to the
11 management of development soils in the State.

12 (b) As used in this section, “development soil” has the same meaning as in
13 10 V.S.A. § 6602(39).

14 Sec. 22. 10 V.S.A. § 6641 is amended to read:

15 § 6641. BROWNFIELD PROPERTY CLEANUP PROGRAM; CREATION;

16 POWERS

17 (a) There is created the Brownfield Property Cleanup Program to enable
18 certain interested parties to request the assistance of the Secretary to review
19 and oversee work plans for investigating, abating, removing, remediating, and
20 monitoring a property in exchange for protection from certain liabilities under

1 section 6615 of this title. The Program shall be administered by the Secretary
2 who shall:

3 * * *

4 (c) When conducting any review required by this subchapter, the Secretary
5 shall prioritize the review of remediation at a site that contains housing or that
6 is planned for the construction or rehabilitation of single-family or multi-
7 family housing.

8 Sec. 23. BROWNFIELDS PROCESS IMPROVEMENT; REPORT

9 On or before November 1, 2025, the Secretary of Natural Resources shall
10 report to the House Committees on Environment and on General and Housing
11 and the Senate Committees on Economic Development, Housing and General
12 Affairs and on Natural Resources and Energy with proposals to make the
13 Program established pursuant to 10 V.S.A. chapter 159, subchapter 3
14 (brownfields reuse and liability limitation) substantially more efficient. At a
15 minimum, the report shall include both of the following:

16 (1) A survey of stakeholders in the brownfields program to identify
17 areas that present challenges to the redevelopment of contaminated properties,
18 with a focus on redevelopment for housing. The Secretary shall provide
19 recommendations to resolve these challenges.

20 (2) An analysis of strengths and weaknesses of implementing a licensed
21 site professional program within the State. The Secretary shall make a

1 recommendation on whether such a program should be implemented. If the
2 Secretary recommends implementation, the report shall include any changes to
3 statute or budget needed to implement this program.

4 Sec. 24. FISCAL YEAR 2026 ENVIRONMENTAL CONTINGENCY FUND
5 DISBURSEMENT FOR BROWNFIELDS

6 In fiscal year 2026, the Secretary of Natural Resources is authorized to
7 disburse up to \$2,000,000.00 from the Environmental Contingency Fund for
8 the assessment, planning, and cleanup of brownfields sites.

9 * * * Tax Increment Financing * * *

10 Sec. 25. 24 V.S.A. chapter 53, subchapter 7 is added to read:

11 Subchapter 7. Community and Housing Infrastructure Program

12 § 1906. DEFINITIONS

13 As used in this subchapter:

14 (1) “Brownfield” means a property on which the presence or potential
15 presence of a hazardous material, pollutant, or contaminant complicates the
16 expansion, development, redevelopment, or reuse of the property.

17 (2) “Committed” means pledged and appropriated for the purpose of the
18 current and future payment of financing and related costs.

19 (3) “Developer” means the person undertaking to construct a housing
20 development.

1 (4) “Financing” means debt, including principal, interest, and any fees
2 or charges directly related to that debt, incurred by a sponsor, or other
3 instruments or borrowing used by a sponsor, to pay for a housing infrastructure
4 project and, in the case of a sponsor that is a municipality, authorized by the
5 municipality pursuant to section 1910a of this subchapter.

6 (5) “Housing development” means the construction, rehabilitation, or
7 renovation of any building on a housing development site approved under this
8 subchapter.

9 (6) “Housing development site” means the parcel or parcels
10 encompassing a housing development as authorized by a municipality pursuant
11 to section 1908 of this subchapter.

12 (7) “Housing infrastructure agreement” means a legally binding
13 agreement to finance and develop a housing infrastructure project and to
14 construct a housing development among a municipality, a developer, and, if
15 applicable, a third-party sponsor.

16 (8) “Housing infrastructure project” means one or more improvements
17 authorized by a municipality pursuant to section 1908 of this subchapter.

18 (9) “Improvements” means:

19 (A) any of the following that will serve a public good and fulfill the
20 purpose of section 1907 of this subchapter:

21 (i) the installation or construction of:

1 (I) wastewater, storm water, water dispersal, water collection,
2 water treatment facilities and equipment, or related wastewater, storm water, or
3 water equipment;

4 (II) public roads, streets, bridges, multimodal facilities, public
5 transit stop equipment and amenities, street and sidewalk lighting, sidewalks,
6 streetscapes, way-finding signs and kiosks, traffic signals, medians, or turn
7 lanes; or

8 (III) digital or telecommunications infrastructure;
9 (ii) site preparation for development or redevelopment, including
10 land and property acquisition, demolition, brownfield remediation, or flood
11 remediation and mitigation; and

12 (B) the funding of debt service interest payments for a period of up to
13 four years, beginning on the date on which the debt is first incurred.

14 (10) “Legislative body” means the mayor and alderboard, the city
15 council, the selectboard, and the president and trustees of an incorporated
16 village, as appropriate.

17 (11) “Lifetime education property tax increment retention” means the
18 total education property tax increment to be retained for a housing
19 infrastructure project across its lifetime.

1 (12) “Middle-income housing” means housing that is subject to a
2 housing subsidy covenant, as defined in 27 V.S.A. § 610, of perpetual
3 duration.

4 (13) “Middle-income housing development” means a housing
5 development of which at least 20 percent of the units are middle-income
6 housing units.

7 (14) “Municipality” means a city, town, or incorporated village.

8 (15) “Original taxable value” means the total valuation as determined in
9 accordance with 32 V.S.A. chapter 129 of all taxable real property located
10 within a housing development site as of its creation date, provided that no
11 parcel within the housing development site shall be divided or bisected.

12 (16) “Related costs” means expenses incurred and paid by a
13 municipality, exclusive of the actual cost of constructing and financing
14 improvements, that are directly related to the creation and implementation of
15 the municipality’s housing infrastructure project, including reimbursement of
16 sums previously advanced by the municipality for those purposes. Related
17 costs may include direct municipal expenses such as departmental or personnel
18 costs related to creating or administering the housing infrastructure project to
19 the extent they are paid from the tax increment realized from municipal and not
20 education taxes and using only that portion of the municipal increment above

1 the percentage required for servicing debt as determined in accordance with
2 subsection 1910c of this subchapter.

3 (17) “Sponsor” means the person undertaking to finance a housing
4 infrastructure project. Any of a municipality, a developer, or an independent
5 agency that meets State lending standards may serve as a sponsor for a housing
6 infrastructure project.

7 § 1907. PURPOSE

8 The purpose of the pilot Community and Housing Infrastructure Program is
9 to encourage the development of new primary residences for households of
10 low or moderate income that would not be created but for the infrastructure
11 improvements funded by the Program.

12 § 1908. CREATION OF HOUSING INFRASTRUCTURE PROJECT AND
13 HOUSING DEVELOPMENT SITE

14 (a) The legislative body of a municipality may create within its jurisdiction
15 a housing infrastructure project, which shall consist of improvements that
16 stimulate the development of housing, and a housing development site, which
17 shall consist of the parcel or parcels on which a housing development is
18 installed or constructed.

19 (b) To create a housing infrastructure project and housing development
20 site, a municipality, in coordination with stakeholders, shall:

21 (1) develop a housing development plan, including:

1 (A) a description of the proposed housing infrastructure project, the
2 proposed housing development, and the proposed housing development site;

3 (B) identification of a sponsor;

4 (C) a tax increment financing plan meeting the standards of
5 subsection 1910(h) of this subchapter;

6 (D) a pro forma projection of expected costs of the proposed housing
7 infrastructure project;

8 (E) a projection of the tax increment to be generated by the proposed
9 housing development;

10 (F) a development schedule that includes a list, a cost estimate, and a
11 schedule for the proposed housing infrastructure project and the proposed
12 housing development; and

13 (G) a determination that the proposed housing development furthers
14 the purpose of section 1907 of this subchapter;

15 (2) develop a plan describing the housing development site by its
16 boundaries and the properties therein, entitled “Proposed Housing
17 Development Site (municipal name), Vermont”;

18 (3) hold one or more public hearings, after public notice, on the
19 proposed housing infrastructure project, including the plans developed
20 pursuant to this subsection; and

1 (4) adopt by act of the legislative body of the municipality the plan
2 developed under subdivision (2) of this subsection, which shall be recorded
3 with the municipal clerk and lister or assessor.

4 (c) The creation of a housing development site shall occur at 12:01 a.m. on
5 April 1 of the calendar year in which the Vermont Economic Progress Council
6 approves the use of tax increment financing for the housing infrastructure
7 project pursuant to section 1910 of this subchapter.

8 § 1909. HOUSING INFRASTRUCTURE AGREEMENT

9 (a) The housing infrastructure agreement for a housing infrastructure
10 project shall:

11 (1) clearly identify the sponsor for the housing infrastructure project;

12 (2) clearly identify the developer and the housing development for the
13 housing development site;

14 (3) obligate the tax increments retained pursuant to section 1910c of this
15 subchapter for not more than the financing and related costs for the housing
16 infrastructure project;

17 (4) provide terms and sufficient remedies or, if the municipality so
18 elects, an ordinance to ensure that any housing unit within the housing
19 development be offered exclusively as a bona fide domicile in perpetuity; and

20 (5) provide for performance assurances to reasonably secure the
21 obligations of all parties under the housing infrastructure agreement.

1 (b) A municipality shall provide notice of the terms of the housing
2 infrastructure agreement for the municipality’s housing infrastructure project
3 to the legal voters of the municipality and shall provide the same information
4 as set forth in subsection 1910a(e) of this subchapter.

5 § 1910. HOUSING INFRASTRUCTURE PROJECT APPLICATION;

6 VERMONT ECONOMIC PROGRESS COUNCIL

7 (a) Application. A municipality, upon approval of its legislative body, may
8 apply to the Vermont Economic Progress Council to use tax increment
9 financing for a housing infrastructure project.

10 (b) Review. The Vermont Economic Progress Council may recommend
11 for approval by the Community and Housing Infrastructure Program Board
12 only applications:

13 (1) that meet the but-for test, the process requirements, the project
14 criterion, and either of the location criteria of this section;

15 (2) for which the Council has approved the tax increment financing
16 plan; and

17 (3) that are submitted on or before December 31, 2031.

18 (c) But-for test. The Vermont Economic Progress Council shall review
19 each application to determine whether the infrastructure improvements
20 proposed to serve the housing development site and the proposed housing
21 development would not have occurred as proposed in the application or would

1 have occurred in a significantly different and less desirable manner than as
2 proposed in the application but for the proposed utilization of the incremental
3 tax revenues. The review shall take into account:

4 (1) the amount of additional time, if any, needed to complete the
5 proposed housing development and the amount of additional cost that might be
6 incurred if the project were to proceed without education property tax
7 increment financing;

8 (2) how the proposed housing development components and size would
9 differ, if at all, including, if applicable to the housing development, in the
10 number of units of middle-income housing, without education property tax
11 increment financing; and

12 (3)(A) the amount of additional revenue expected to be generated as a
13 result of the proposed housing development;

14 (B) the percentage of that revenue that shall be paid to the Education
15 Fund;

16 (C) the percentage that shall be paid to the municipality; and

17 (D) the percentage of the revenue paid to the municipality that shall
18 be used to pay financing incurred for the infrastructure improvements.

19 (d) Process requirements. The Vermont Economic Progress Council shall
20 review a municipality's housing infrastructure project application to determine
21 whether the municipality has:

1 (1) created a housing infrastructure project and housing development
2 site pursuant to section 1908 of this subchapter;

3 (2) executed a housing infrastructure agreement for the housing
4 infrastructure project that adheres to the standards of section 1909 of this
5 subchapter with a developer and, if the municipality is not financing the
6 housing infrastructure project itself, a sponsor; and

7 (3) approved or pledged to use incremental municipal tax revenues for
8 the housing infrastructure project in the proportion provided for municipal tax
9 revenues in section 1910c of this subchapter.

10 (e) Project criterion. The Vermont Economic Progress Council shall
11 review a municipality's housing infrastructure project application to determine
12 whether at least 65 percent of the floor area of the projected housing
13 development is dedicated to housing.

14 (f) Location criteria. The Vermont Economic Progress Council shall
15 review a municipality's housing infrastructure project application to determine
16 whether the housing development site is located within one of the following
17 areas:

18 (1) an area exempt from the provisions of 10 V.S.A. chapter 151 (State
19 land use and development plans) pursuant to 10 V.S.A. § 6081(dd) (interim
20 housing exemptions); or

1 (2) an existing settlement or an area within one-half mile of an existing
2 settlement, as that term is defined in 10 V.S.A. § 6001(16).

3 (g) Middle-income criterion. The Vermont Economic Progress Council
4 shall review a municipality’s housing infrastructure project application to
5 determine whether the projected housing development is a middle-income
6 housing development for purposes of the increased education property tax
7 increment retention percentage under section 1910c of this subchapter.

8 (h) Tax increment financing plan. The Vermont Economic Progress
9 Council shall approve a municipality’s tax increment financing plan prior to a
10 sponsor’s incurrence of debt for the housing infrastructure project, including, if
11 the sponsor is a municipality, prior to a public vote to pledge the credit of the
12 municipality under section 1910a of this subchapter. The tax increment
13 financing plan shall include:

- 14 (1) a statement of costs and sources of revenue;
15 (2) estimates of assessed values within the housing development site;
16 (3) the portion of those assessed values to be applied to the housing
17 infrastructure project;
18 (4) the resulting tax increments in each year of the financial plan and the
19 lifetime education property tax increment retention;
20 (5) the amount of bonded indebtedness or other financing to be incurred;
21 (6) other sources of financing and anticipated revenues; and

1 (7) the duration of the financial plan.

2 (i) Board approval. The Vermont Economic Progress Council shall
3 recommend to the Community and Housing Infrastructure Program Board for
4 approval any application that meets the standards of subsection (b) of this
5 section. The Board shall review the Council’s recommendation and approve
6 the application unless the Board determines that the application fails to satisfy
7 the purpose of section 1907 of this subchapter or fails to meet the standards of
8 subsection (b) of this section.

9 (j) Tax increment financing approval; limit. The Vermont Economic
10 Progress Council may only approve pursuant to this subchapter tax increment
11 financing for applications that have received Board approval pursuant to
12 subsection (i) of this section. The Vermont Economic Progress Council shall
13 not annually approve more than \$40,000,000.00 in aggregate lifetime
14 education property tax increment retention.

15 § 1910a. INDEBTEDNESS

16 (a) A municipality approved for tax increment financing under section
17 1910 of this subchapter may incur indebtedness against revenues of the
18 housing development site at any time during a period of up to five years
19 following the creation of the housing development site. The Vermont
20 Economic Progress Council may extend this debt incursion period by up to
21 three years. If no debt is incurred for the housing infrastructure project during

1 the debt incursion period, whether by the municipality or sponsor, the housing
2 development site shall terminate.

3 (b) Notwithstanding any provision of any municipal charter, each instance
4 of borrowing by a municipality to finance or otherwise pay for a housing
5 infrastructure project shall occur only after the legal voters of the municipality,
6 by a majority vote of all voters present and voting on the question at a special
7 or annual municipal meeting duly warned for the purpose, authorize the
8 legislative body to pledge the credit of the municipality, borrow, or otherwise
9 secure the debt for the specific purposes so warned.

10 (c) Any indebtedness incurred under this section may be retired over any
11 period authorized by the legislative body of the municipality.

12 (d) The housing development site shall continue until the date and hour the
13 indebtedness is retired or, if no debt is incurred, five years following the
14 creation of the housing development site.

15 (e) A municipal legislative body shall provide information to the public
16 prior to the public vote required under subsection (b) of this section. This
17 information shall include the amount and types of debt and related costs to be
18 incurred, including principal, interest, and fees; terms of the debt; the housing
19 infrastructure project to be financed; the housing development projected to
20 occur because of the housing infrastructure project; and notice to the voters
21 that if the tax increment received by the municipality from any property tax

1 source is insufficient to pay the principal and interest on the debt in any year,
2 the municipality shall remain liable for the full payment of the principal and
3 interest for the term of the indebtedness. If interfund loans within the
4 municipality are used, the information must also include documentation of the
5 terms and conditions of the loan.

6 (f) If interfund loans within the municipality are used as the method of
7 financing, no interest shall be charged.

8 (g) The use of a bond anticipation note shall not be considered a first
9 incurrence of debt pursuant to subsection (a) of this section.

10 § 1910b. ORIGINAL TAXABLE VALUE; TAX INCREMENT

11 (a) As of the date the housing development site is created, the lister or
12 assessor for the municipality shall certify the original taxable value and shall
13 certify to the legislative body in each year thereafter during the life of the
14 housing development site the amount by which the total valuation as
15 determined in accordance with 32 V.S.A. chapter 129 of all taxable real
16 property within the housing development site has increased or decreased
17 relative to the original taxable value.

18 (b) Annually throughout the life of the housing development site, the lister
19 or assessor shall include not more than the original taxable value of the real
20 property in the assessed valuation upon which the treasurer computes the rates
21 of all taxes levied by the municipality and every other taxing district in which

1 the housing development site is situated, but the treasurer shall extend all rates
2 so determined against the entire assessed valuation of real property for that
3 year.

4 (c) Annually throughout the life of the housing development site, a
5 municipality shall remit not less than the aggregate education property tax due
6 on the original taxable value to the Education Fund.

7 (d) Annually throughout the life of the housing development site, the
8 municipality shall hold apart, rather than remit to the taxing districts, that
9 proportion of all taxes paid that year on the real property within the housing
10 development site that the excess valuation bears to the total assessed valuation.
11 The amount held apart each year is the “tax increment” for that year. The tax
12 increment shall only be used for financing and related costs.

13 (e) Not more than the percentages established pursuant to section 1910c of
14 this subchapter of the municipal and State education tax increments received
15 with respect to the housing development site and committed for the payment
16 for financing for improvements and related costs shall be segregated by the
17 municipality in a special tax increment financing account and in its official
18 books and records until all capital indebtedness incurred for the housing
19 infrastructure project has been fully paid. The final payment shall be reported
20 to the treasurer, who shall thereafter include the entire assessed valuation of the
21 housing development site in the assessed valuations upon which the municipal

1 and other tax rates are computed and extended, and thereafter no taxes from
2 the housing development site shall be deposited in the special tax increment
3 financing account.

4 (f) Notwithstanding any charter provision or other provision, all property
5 taxes assessed within a housing development site shall be subject to the
6 provisions of this section. Special assessments levied under chapter 76A or 87
7 of this title or under a municipal charter shall not be considered property taxes
8 for the purpose of this section if the proceeds are used exclusively for
9 operating expenses related to properties within the housing development site
10 and not for improvements within the housing development site.

11 § 1910c. USE OF TAX INCREMENT; RETENTION PERIOD

12 (a) Uses of tax increments. A municipality may apply tax increments
13 retained pursuant to this subchapter to debt incurred within the period
14 permitted under section 1910a of this subchapter, to related costs, and to the
15 direct payment of the cost of a housing infrastructure project. A municipality
16 may provide tax increment to a sponsor only upon receipt of an invoice for
17 payment of the financing, and the sponsor shall confirm to the municipality
18 once the tax increment has been applied to the financing. Any direct payment
19 shall be subject to the same public vote provisions of section 1910a of this
20 subchapter as apply to debt.

21 (b) Education property tax increment.

1 (1) For a housing infrastructure project that does not satisfy the middle-
2 income criterion of section 1910 of this subchapter, up to 60 percent of the
3 education property tax increment may be retained for up to 20 years, beginning
4 the first year in which debt is incurred for the housing infrastructure project.

5 (2) For a housing infrastructure project that satisfies the middle-income
6 criterion of section 1910 of this subchapter, up to 80 percent of the education
7 property tax increment may be retained for up to 20 years, beginning the first
8 year in which debt is incurred for the housing infrastructure project.

9 (3) Upon incurring the first debt, a municipality shall notify the
10 Department of Taxes and the Vermont Economic Progress Council of the
11 beginning of the retention period of the education property tax increment.

12 (c) Municipal property tax increment. Not less than 85 percent of the
13 municipal property tax increment may be retained, beginning the first year in
14 which debt is incurred for the housing infrastructure project.

15 (d) Excess tax increment.

16 (1) Of the municipal and education property tax increments received in
17 any tax year that exceed the amounts committed for the payment of the
18 financing and related costs for a housing infrastructure project, equal portions
19 of each increment may be retained for the following purposes:

20 (A) to prepay principal and interest on the financing;

1 (B) to place in a special tax increment financing account required
2 pursuant to subsection 1910b(e) of this subchapter and use for future financing
3 payments; or

4 (C) to use for defeasance of the financing.

5 (2) Any remaining portion of the excess education property tax
6 increment shall be distributed to the Education Fund. Any remaining portion
7 of the excess municipal property tax increment shall be distributed to the city,
8 town, or village budget in the proportion that each budget bears to the
9 combined total of the budgets unless otherwise negotiated by the city, town, or
10 village.

11 (e) Adjustment of percentage. During the fifth year following the creation
12 of a housing development site, the municipality shall submit an updated tax
13 increment financing plan to the Vermont Economic Progress Council that shall
14 include adjustments and updates of appropriate data and information sufficient
15 for the Vermont Economic Progress Council to determine, based on tax
16 increment financing debt actually incurred and the history of increment
17 generated during the first five years, whether the percentages approved under
18 this section should be continued or adjusted to a lower percentage to be
19 retained for the remaining duration of the retention period and still provide
20 sufficient municipal and education increment to service the remaining debt.

1 § 1910d. INFORMATION REPORTING

2 (a) A municipality with an active housing infrastructure project shall:

3 (1) develop a system, segregated for the housing infrastructure project,
4 to identify, collect, and maintain all data and information necessary to fulfill
5 the reporting requirements of this section;

6 (2) provide timely notification to the Department of Taxes and the
7 Vermont Economic Progress Council of any housing infrastructure project
8 debt, public vote, or vote by the municipal legislative body immediately
9 following the debt incurrence or public vote on a form prescribed by the
10 Council, including copies of public notices, agendas, minutes, vote tally, and a
11 copy of the information provided to the public pursuant to subsection 1910a(e)
12 of this subchapter; and

13 (3) annually on or before February 15, submit on a form prescribed by
14 the Vermont Economic Progress Council an annual report to the Council and
15 the Department of Taxes, including the information required by subdivision (2)
16 of this subsection if not previously submitted, the information required for
17 annual audit under section 1910e of this subchapter, and any information
18 required by the Council or the Department of Taxes for the report required
19 pursuant to subsection (b) of this section.

20 (b) Annually on or before April 1, the Vermont Economic Progress Council
21 and the Department of Taxes shall submit a report to the Senate Committees on

Economic Development, Housing and General Affairs and on Finance and the
House Committees on Commerce and Economic Development, on General and
Housing, and on Ways and Means on housing infrastructure projects approved
pursuant to this subchapter, including for each:

(1) the date of approval;

(2) a description of the housing infrastructure project;

(3) the original taxable value of the housing development site;

(4) the scope and value of projected and actual improvements and
developments in the housing development site, including the number of
housing units created;

(5) the expected or actual sale and rental prices of any housing units;

(6) the number of housing units known to be occupied on a basis other
than as primary residences;

(7) the number and types of housing units for which a permit is being
pursued under 10 V.S.A. chapter 151 (State land use and development plans)
and, for each applicable housing development, the current stage of the
permitting process;

(8) projected and actual incremental revenue amounts;

(9) the allocation of incremental revenue, including the amount
allocated to related costs;

(10) projected and actual financing; and

1 (11) an evaluation of the amount of public funds flowing to private
2 ownership or usage.

3 (c) On or before January 15, 2030, the Vermont Economic Progress
4 Council shall submit a report to the Senate Committees on Economic
5 Development, Housing and General Affairs and on Finance and the House
6 Committees on Commerce and Economic Development, on General and
7 Housing, and on Ways and Means evaluating the success of the Community
8 and Housing Infrastructure Program in achieving its purpose, as stated in
9 section 1907 of this chapter, including by identifying the amount and kinds of
10 housing produced through the Program and by determining whether housing
11 development pursued through the Program meets the project criterion and
12 location criteria of section 1910 of this chapter.

13 § 1910e. AUDITING

14 Annually on or before April 1 until the year following the end of the period
15 for retention of education property tax increment, a municipality with a
16 housing infrastructure project approved under this subchapter shall ensure that
17 the special tax increment financing account required by section 1910b of this
18 subchapter is subject to the annual audit prescribed in section 1681 or 1690 of
19 this title and submit a copy to the Vermont Economic Progress Council. If an
20 account is subject only to the audit under section 1681 of this title, the Council
21 shall ensure a process is in place to subject the account to an independent audit.

1 Procedures for the audit must include verification of the original taxable value
2 and annual and total municipal and education property tax increments
3 generated, expenditures for financing and related costs, and current balance.

4 § 1910f. RULEMAKING

5 (a) The Vermont Economic Progress Council may adopt rules that are
6 reasonably necessary to implement this subchapter. The Council shall
7 specifically adopt rules to:

8 (1) govern the prioritization of applications submitted for approval of
9 tax increment financing under this subchapter that take into consideration the
10 purpose of section 1907 of this subchapter, blight, regional equity and
11 verifiable housing shortages, and labor sheds; and

12 (2) determine the appropriate floor area measure for purposes of the
13 project criterion under subsection 1910(e) of this subchapter.

14 (b) At least 45 days prior to prefiling a rule authorized under this section
15 with the Interagency Committee on Administrative Rules under 3 V.S.A.
16 § 837, the Vermont Economic Progress Council shall submit a copy of the
17 draft rule to the Joint Fiscal Committee for review.

18 § 1910g. GUIDANCE

19 (a) The Secretary of Commerce and Community Development, after
20 reasonable notice to a municipality and an opportunity for a hearing, may issue
21 decisions to a municipality on questions and inquiries concerning the

1 administration of housing infrastructure projects, statutes, rules,
2 noncompliance with this subchapter, and any instances of noncompliance
3 identified in audit reports conducted pursuant to section 1910e of this
4 subchapter.

5 (b) The Vermont Economic Progress Council shall prepare
6 recommendations for the Secretary of Commerce and Community
7 Development prior to any decision issued pursuant to subsection (a) of this
8 section. The Council may prepare recommendations in consultation with the
9 Commissioner of Taxes, the Attorney General, and the State Treasurer. In
10 preparing recommendations, the Council shall provide a municipality with a
11 reasonable opportunity to submit written information in support of its position.

12 (c) The Secretary of Commerce and Community Development shall review
13 the recommendations of the Council and issue a final written decision on each
14 matter within 60 days following receipt of the recommendations. The
15 Secretary may permit an appeal to be taken by any party to a Superior Court
16 for determination of questions of law in the same manner as the Supreme Court
17 may by rule provide for appeals before final judgment from a Superior Court
18 before issuing a final decision.

1 § 1910h. COMMUNITY AND HOUSING INFRASTRUCTURE PROGRAM

2 BOARD

3 (a) Creation. There is created the Community and Housing Infrastructure
4 Program Board to review applications for tax increment financing
5 recommended by the Vermont Economic Progress Council pursuant to section
6 1910 of this subchapter.

7 (b) Membership. The Board shall be composed of the following members:

8 (1) the chair of the Vermont Economic Progress Council, who shall
9 serve as chair of the Board;

10 (2) the State Treasurer or designee;

11 (3) the Executive Director of the Vermont Housing Finance Agency or
12 designee;

13 (4) the Executive Director of the Vermont Housing and Conservation
14 Board or designee;

15 (5) the Commissioner of Housing and Community Development or
16 designee;

17 (6) the Executive Director of the Vermont Bond Bank or designee;

18 (7) the Executive Director of the Vermont Council on Rural
19 Development or designee;

20 (8) a representative of the Regional Planning Commissions; and

1 (9) the Executive Director of the Vermont School Boards Association or
2 designee.

3 (c) Duties. The Board shall review applications for tax increment financing
4 recommended by the Vermont Economic Progress Council pursuant to section
5 1910 of this subchapter. The Board shall respond with its approval or denial
6 not later than 45 days following receipt of the recommendation from the
7 Vermont Economic Progress Council.

8 (d) Assistance. The Board shall receive administrative support from the
9 Agency of Commerce and Community Development and the Department of
10 Taxes.

11 (e) Compensation and reimbursement. Members of the Board shall be
12 entitled to per diem compensation and reimbursement of expenses as permitted
13 under 32 V.S.A. § 1010.

14 (f) Decisions not subject to review. A decision of the Board under
15 subsection (c) of this section is an administrative decision that is not subject to
16 the contested case hearing requirements under 3 V.S.A. chapter 25 and is not
17 subject to judicial review.

18 (g) Report. On or before December 15, 2025, the Board shall submit to the
19 Senate Committees on Economic Development, Housing and General Affairs
20 and on Finance and the House Committees on Commerce and Economic
21 Development, on General and Housing, and on Ways and Means a report

1 describing the Board’s recommended process and membership for reviewing
2 housing infrastructure project applications.

3 Sec. 26. 32 V.S.A. § 3325 is amended to read:

4 § 3325. VERMONT ECONOMIC PROGRESS COUNCIL

5 (a) Creation. The Vermont Economic Progress Council is created to
6 exercise the authority and perform the duties assigned to it, including its
7 authority and duties relating to:

8 (1) the Vermont Employment Growth Incentive Program pursuant to
9 subchapter 2 of this chapter; ~~and~~

10 (2) tax increment financing districts pursuant to 24 V.S.A. chapter 53,
11 subchapter 5 and section 5404a of this title; and

12 (3) the Community and Housing Infrastructure Program pursuant to 24
13 V.S.A. chapter 53, subchapter 7.

14 * * *

15 (g) Decisions not subject to review. A decision of the Council to approve
16 or deny an application under subchapter 2 of this chapter, ~~or~~ to approve or
17 deny a tax increment financing district pursuant to 24 V.S.A. chapter 53,
18 subchapter 5 and section 5404a of this title, or to approve or deny a housing
19 infrastructure project pursuant to 24 V.S.A. chapter 53, subchapter 7 is an
20 administrative decision that is not subject to the contested case hearing
21 requirements under 3 V.S.A. chapter 25 and is not subject to judicial review.

1 Sec. 27. 32 V.S.A. § 5404a(f) is amended to read:

2 (f) A municipality that establishes a tax increment financing district under
3 24 V.S.A. chapter 53, subchapter 5 shall collect all property taxes on properties
4 contained within the district and apply not more than 70 percent of the State
5 education property tax increment, and not less than 85 percent of the municipal
6 property tax increment, to repayment of financing of the improvements and
7 related costs for up to 20 years pursuant to 24 V.S.A. § 1894, if approved by
8 the Vermont Economic Progress Council pursuant to this section, subject to the
9 following:

10 (1) In a municipality with one or more approved districts, the Council
11 shall not approve an additional district until the municipality retires the debt
12 incurred for all of the districts in the municipality.

13 (2) The Council shall not approve more than six districts in the State,
14 and not more than two per county, provided:

15 (A) The districts listed in 24 V.S.A. § 1892(d) shall not be counted
16 against the limits imposed in this subdivision (2).

17 (B) The Council shall consider complete applications in the order
18 they are submitted, except that if during any calendar month the Council
19 receives applications for more districts than are actually available in a county,
20 the Council shall evaluate each application and shall approve the application

1 that, in the Council’s discretion, best meets the economic development needs
2 of the county.

3 (3)(A) A municipality shall immediately notify the Council if it resolves
4 not to incur debt for an approved district within five years of approval or a
5 five-year extension period as required in 24 V.S.A. § 1894.

6 (B) Upon receiving notification pursuant to subdivision (A) of this
7 subdivision (3), the Council shall terminate the district and may approve a new
8 district, subject to the provisions of this section and 24 V.S.A. chapter 53,
9 subchapter 5.

10 (4) The Council shall only approve under this section applications for
11 tax increment financing submitted prior to July 1, 2028.

12 * * * Smoke and Carbon Monoxide Alarms * * *

13 Sec. 28. 9 V.S.A. chapter 77 is amended to read:

14 CHAPTER 77. SMOKE ~~DETECTORS~~ ALARMS AND CARBON
15 MONOXIDE ~~DETECTORS~~ ALARMS

16 § 2881. DEFINITIONS

17 As used in this chapter:

18 * * *

19 (2) “Smoke ~~detector~~ alarm” means a device that detects visible or
20 invisible particles of combustion and sounds a warning alarm, is operated from
21 a power supply within the unit or wired to it from an outside source, and is

1 approved or listed for the purpose by Underwriters Laboratory or by another
2 nationally recognized independent testing laboratory.

3 (3) “Carbon monoxide ~~detector~~ alarm” means a device with an assembly
4 that incorporates a sensor control component and an alarm notification that
5 detects elevations in carbon monoxide levels and sounds a warning alarm, is
6 operated from a power supply within the unit or wired to it from an outside
7 source, and is approved or listed for the purpose by Underwriters Laboratory or
8 by another nationally recognized independent testing laboratory.

9 § 2882. INSTALLATION

10 (a) A person who constructs a single-family dwelling shall install
11 ~~photoelectric-only type~~ photoelectric-type or UL 217 compliant smoke
12 ~~detectors~~ alarms in the vicinity of any bedrooms and on each level of the
13 dwelling, and one or more carbon monoxide ~~detectors~~ alarms in the vicinity of
14 any bedrooms in the dwelling in accordance with the manufacturer’s
15 instructions. In a dwelling provided with electrical power, ~~detectors~~ alarms
16 shall be powered by the electrical service in the building and by battery.

17 (b) Any single-family dwelling when transferred by sale or exchange shall
18 contain ~~photoelectric-only type~~ photoelectric-type or UL 217 compliant smoke
19 ~~detectors~~ alarms in the vicinity of any bedrooms and on each level of the
20 dwelling installed in accordance with the manufacturer’s instructions and one
21 or more carbon monoxide ~~detectors~~ alarms installed in accordance with the

1 manufacturer's instructions. A single-family dwelling constructed before
2 January 1, 1994 may contain smoke ~~detectors~~ alarms powered by the electrical
3 service in the building or by battery, or by a combination of both. In a single-
4 family dwelling newly constructed after January 1, 1994 that is provided with
5 electrical power, smoke ~~detectors~~ alarms shall be powered by the electrical
6 service in the building and by battery. In a single-family dwelling newly
7 constructed after July 1, 2005 that is provided with electrical power, carbon
8 monoxide ~~detectors~~ alarms shall be powered by the electrical service in the
9 building and by battery.

10 (c) Nothing in this section shall require an owner or occupant of a single-
11 family dwelling to maintain or use a smoke ~~detector~~ alarm or a carbon
12 monoxide ~~detector~~ alarm after installation.

13 § 2883. REQUIREMENTS FOR TRANSFER OF DWELLING

14 (a) The seller of a single-family dwelling, including one constructed for
15 first occupancy, whether the transfer is by sale or exchange, shall certify to the
16 buyer at the closing of the transaction that the dwelling is provided with
17 ~~photoelectric-only-type~~ photoelectric-type or UL 217 compliant smoke
18 ~~detectors~~ alarms and carbon monoxide ~~detectors~~ alarms in accordance with this
19 chapter. This certification shall be signed and dated by the seller.

20 (b) If the buyer notifies the seller within 10 days by certified mail from the
21 date of conveyance of the dwelling that the dwelling lacks any ~~photoelectric-~~

1 ~~only type~~ photoelectric-type or UL 217 compliant smoke ~~detectors~~ alarms, or
2 any carbon monoxide ~~detectors~~ alarms, or that any ~~detector~~ alarm is not
3 operable, the seller shall comply with this chapter within 10 days after
4 notification.

5 * * *

6 Sec. 29. 20 V.S.A. § 2731 is amended to read:

7 § 2731. RULES; INSPECTIONS; VARIANCES

8 * * *

9 (j) ~~Detectors~~ Alarms. Rules adopted under this section shall require that
10 information written, approved, and distributed by the Commissioner on the
11 type, placement, and installation of ~~photoelectric~~ photoelectric-type or UL 217
12 compliant smoke ~~detectors~~ alarms and carbon monoxide ~~detectors~~ alarms be
13 conspicuously posted in the retail sales area where the ~~detectors~~ alarms are
14 sold.

15 * * *

16 * * * VHFA Off-Site Construction * * *

17 Sec. 30. VHFA OFF-SITE CONSTRUCTION REPORT

18 Provided there are sufficient resources, the Vermont Housing Finance
19 Agency shall issue a report by December 15, 2026 that, at a minimum:

20 (1) identifies and recommends a set of State policy objectives and
21 priorities related to off-site housing construction;

1 (2) defines the structure and relevant actors for using bulk purchases of
2 single- and multi-family homes produced through off-site construction to
3 achieve lower construction costs;

4 (3) gathers input from potential manufacturers about how to best
5 achieve cost savings through a bulk purchase program;

6 (4) determines any business planning support needed for existing
7 Vermont businesses seeking to develop or expand off-site construction;

8 (5) explores creating a working group of neighboring states that
9 considers a regional market and shared approach; and

10 (6) prepares an analysis of the funding and structure needed to support
11 greater development of off-site homes.

12 * * * Effective Dates * * *

13 Sec. 31. EFFECTIVE DATES

14 This act shall take effect on July 1, 2025, except that Sec. 4 (Rental Housing
15 Revolving Loan Program), Sec. 5 (Residential Universal Design Study
16 Committee), Sec. 8 (repeal; Act 181 prospective landlord certificate changes),
17 and this section shall take effect on passage.

1

2

3 (Committee vote: _____)

4

5

Representative _____

6

FOR THE COMMITTEE